

ARTICLE 7.11 - B-2 GENERAL BUSINESS DISTRICT

A. INTENT:

The B-2 General Business Districts are designed to furnish areas served typically by the Central Business District with a variety of automotive services and goods incompatible with the uses and with the pedestrian movement in such Central Business District. The General Business Districts are characterized by more diversified business types and are often located so as to serve the passerby traffic.

B. PRINCIPAL USES PERMITTED:

In a General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. All uses permitted and all uses permitted subject to special conditions in OS-1 Districts, B-1 Districts and in CBD Districts.
2. New automobile sales or showroom.
3. Bus passenger stations.
4. Funeral homes.
5. Automobile car wash, when completely enclosed in a building.
6. Private clubs or lodge halls.
7. Governmental offices or other governmental uses; public utility offices, exchanges, transformer stations, pump stations, and service yards, but not including outdoor storage.
8. Clinics and veterinary facilities.
9. Retail cold storage establishments.
10. Self-service laundry and dry cleaning establishments.
11. Bowling alleys, pool or billiard parlor or club, indoor archery and indoor tennis clubs, and other similar indoor commercial recreation establishments.
12. Churches.
13. Other uses which are similar to the above uses.
14. Accessory structures customarily incident to the above permitted uses.

C. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use including the review and approval of the site plan by the Planning Commission, and subject further to public notification and hearing held in accord with ARTICLE 7.18, Section I:

1. Outdoor sales space for exclusive sale of second-hand automobiles or house trailers subject to the following:
 - a. All lighting shall be shielded from adjacent residential districts,
 - b. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets,
 - c. A four foot six inch (4'-6") obscuring wall or fence must be provided when abutting or adjacent districts are zoned for residential use.
 - d. No major repair or major refinishing shall be done on the lot.
 - e. The entire area of the sales space shall be provided with asphaltic or concrete surfacing.

2. Motel, subject to the following:
 - a. Provided that it can be demonstrated that ingress and egress do not conflict with adjacent business uses.
 - b. A four foot six inch (4'-6") obscuring wall or fence must be provided where abutting or adjacent districts are zoned for residential use.
 - c. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
 - d. Each unit shall contain not less than two hundred and fifty (250) square feet of floor area.

3. Business in the character of a drive-thru, subject to the following:

EFFECTIVE DATE OF AMENDMENT: November 30, 2006.

 - a. A setback of a least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained,
 - b. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.

- c. All lighting shall be shielded from adjacent residential districts,
 - d. A four foot six inch (4'-6") completely obscuring wall or fence must be provided where abutting or adjacent to a residential district. The height of the wall shall be measured from the surface of the ground.
4. Commercially used outdoor recreational space for children's amusement parks, miniature golf courses, subject to the following:
- a. Children's amusement park must be fenced on all sides with a four (4) foot wall or fence.
 - b. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four foot six inch (4'-6") wall or fence where adjacent to the use.
5. Automobile service station for sale of gasoline, oil and minor accessories only, and subject to the following:
- a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
 - b. The minimum lot area shall be ten thousand (10,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait.
 - c. There shall be provided, on those sides abutting or adjacent to a residential district, a four foot six inch (4'-6") completely obscuring wall. The height of the walls shall be measured from the surface of the ground.
 - d. All lighting shall be shielded from adjacent residential districts.
 - e. Major engine and body repair, steam cleaning and undercoating when conducted on the site shall be within a completely enclosed building. The storage of wrecked automobiles on the site shall be obscured from public view. No automobile or vehicle of any kind, shall be stored in the open for a period exceeding one (1) week.
 - f. All restroom doors shall be shielded from adjacent streets and residential districts.
6. Amusement arcades which provide space for patrons to engage in playing of mechanical amusement devices or similar activities subject to the following:

- a. Locations for any such establishment shall be confined to major business streets and shall have the entrance to both the business and parking area for such establishment on the business street. Access from a side or residential street shall be prohibited.
 - b. Locations for any such facility shall be no closer than five hundred (500) feet to the property line of any elementary, intermediate or high school.
 - c. No such business shall be located within five hundred (500) feet of the property line of a similar business.
 - d. No such business building shall be located within two hundred (200) feet of any front, rear or side yard line of any residential lot in a residential district.
 - e. Off-street parking areas shall be developed in accord with all of the provisions of ARTICLE 7.17, Section E and Section F.
7. Minor automotive repair businesses such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops and minor engine repair shops, subject to the following conditions:
- a. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
 - b. Access to and from such use shall not be cause for traffic to utilize residential streets.
 - c. Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
 - d. Vehicles shall not be allowed to be stored outside the building for more than forty-eight (48) hours unless awaiting repair for which a "work order," signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.
 - e. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.
 - f. All vehicle servicing or repair, except minor repairs such as, but not limited to: tire changing and headlight changing shall be conducted within a building.
 - g. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.

- e. There shall be no display of adult merchandise or adult materials visible by the public from the exterior of the building.

D. REQUIRED CONDITIONS:

A site plan drawn to scale shall be submitted of the site showing all proposed construction, parking areas, entrances and exits, relationship of the proposed use to abutting properties and screening proposed for the development. Such site plan shall further be in accordance with Section 7.17 P of this Ordinance. In the process of reviewing the site plan, the following shall be considered:

1. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to pedestrian traffic.
2. The traffic circulation features within the site and location of automobile parking areas and may make such requirements with respect to any matters as will assure:
 - a. Safety and convenience of vehicular and pedestrian traffic both within the site and in relation to access streets.
 - b. Satisfactory and harmonious relations between the development of the site and the prospective development of contiguous land and adjacent neighborhoods.
3. The City may further require landscaping, fences and walls in pursuance of these objectives and the same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
4. In those instances wherein the City finds that an excessive number of ingress and/or egress points may occur with relation to major or secondary thorofares, thereby diminishing the carrying capacity of the thorofare, they may require marginal access drives as follows:

For a narrow frontage, which will require a single outlet, the City may require that money in escrow be placed with the City so as to provide for a marginal service drive equal in length to the frontage of the property involved. Occupancy permits shall not be issued until the improvement is physically provided or monies have been deposited with the City.

E. AREA AND BULK REQUIREMENTS:

See 7.15, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings and minimum size of lot by permitted land use.